143.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,500 / 726,500
					USE VALUE:	726,500 / 726,500
					ASSESSED:	726,500 / 726,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAZEN R DOUGLAS JR--ETAL
Owner 2:	RUPP MARLENA E
Owner 3:	
Street 1:	145 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	266,900		459,600	726,500
Total Card	0.118	266,900		459,600	726,500
Total Parcel	0.118	266,900		459,600	726,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.55 | /Parcel: 540.5

Legal Description

User Acct 93160

GIS Ref

GIS Ref

Insp Date 06/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,900	0	5,150.	459,600	726,500	726,500	Year End Roll	12/18/2019
2019	101	FV	218,200	0	5,150.	430,900	649,100	649,100	Year End Roll	1/3/2019
2018	101	FV	208,000	0	5,150.	356,200	564,200	564,200	Year End Roll	12/20/2017
2017	101	FV	208,000	0	5,150.	327,500	535,500	535,500	Year End Roll	1/3/2017
2016	101	FV	208,000	0	5,150.	298,700	506,700	506,700	Year End	1/4/2016
2015	101	FV	196,200	0	5,150.	293,000	489,200	489,200	Year End Roll	12/11/2014
2014	101	FV	196,200	0	5,150.	272,300	468,500	468,500	Year End Roll	12/16/2013
2013	101	FV	196,200	0	5,150.	259,100	455,300	455,300		12/13/2012

!11146!

PRINT

Date	Time
12/11/20	01:20:57

LAST REV

Date	Time
06/14/18	14:42:29
apro	
11146	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20317-436		1/1/1990		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2016	1359	Redo Bat	32,450	O				
6/4/2015	615	Re-Roof	13,780					
8/29/2012	1081	Manual	8,980					
4/8/2008	329	Redo Kit	38,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2018	Inspected	HS	Hanne S
5/10/2018	MEAS&NOTICE	BS	Barbara S
6/25/2014	External Ins	PC	PHIL C
11/10/2008	Meas/Inspect	197	PATRIOT
5/3/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93160
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA:	0.11823	Total SF/SM:	5150	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	459,598	Spl Credit		Total:	459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97806144
Adj $ / SQ:	165.048
Other Features:	67736
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327863
Depreciation:	60983
Depreciated Total:	266881

COMMENTS

PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

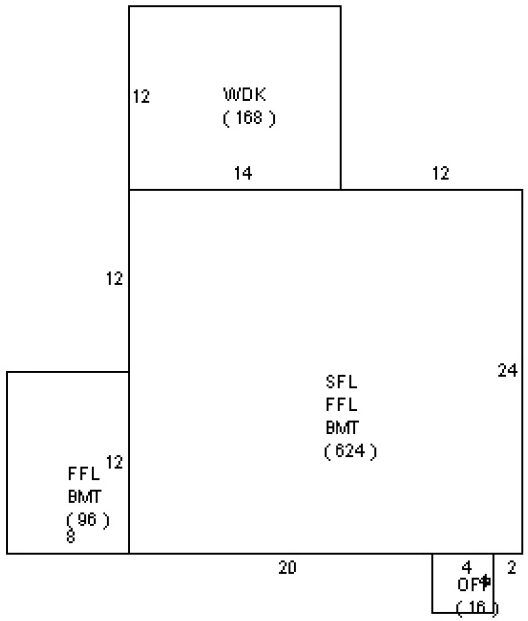
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.05
Special Features:	0	Val/Su Net:	118.73
Final Total:	266900	Val/Su SzAd	198.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	49.510	35,650
FFL	First Floor	720	165.050	118,834
SFL	Second Floor	624	165.050	102,990
WDK	Deck	168	11.690	1,964
OFP	Open Porch	16	43.030	689

Net Sketched Area:	2,248			Total:	260,127
Size Ad	1344	Gross Are	2248	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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